



**FILE:** PA00-0146

**DATE:** June 27, 2001

**TO:** File/Record/Applicant

**FROM:** Thomas B. Mathews, Director, Planning and Development Services Department

**SUBJECT:** Planning Application PA 01-0050 for Site Development Permit

**LOCATION:** 26105 Antonio Parkway, Las Flores

**APPLICANT:** Sprint PCS – applicant  
Compass Telecom Services - agent

---

---

**I. NATURE OF PROJECT:**

Sprint PCS has submitted a Site Development Permit to install and operate a wireless telecommunication facility at the Santa Margarita Water District maintenance yard facility. A previous Planning Application, PA00-0155, was approved for Sprint PCS that proposed to locate a facility on the roof of the existing Water District Building. Due to other carriers being located at the same location on the roof, the property owner, Santa Margarita Water District, has requested that another area of the property be used. Therefore, Sprint PCS is requesting the approval of this Planning Application for a ground mounted facility. Sprint PCS requests installation and operation of a single monopole telecommunications facility, designed as a palm tree, a “monopalm”, and related support equipment. The facility is proposed to be located approximately 103 feet from Antonio Parkway adjacent to the maintenance yard area of the Water District Headquarters.

The site is located in the Las Flores Planned Community area and has a land use designation of “Neighborhood Commercial”. Currently two monopolms already exist on the back portion of the property. Existing antennas on the property include PacBell, Nextel, and AirTouch, as well as other radio equipment.

The facility will consist of a single monopole, designed as a palm tree, consisting of three sectors with two panel antennas per sector and six associated Base Transceiver Station (BTS) equipment cabinets. The monopolm antenna will be at a height of 35 feet above grade. Palm fronds will extend to 41 feet above grade.

The location of the proposed facility will be in an existing landscaped grassy area near the northeast corner of the property adjacent to one of the maintenance buildings. Equipment cabinets will be located to the south of the monopole. The cabinets will be concealed by an 8-foot high block wall, which will be surrounded by shrub bushes to minimize visual impacts.

The Orange County Fire Authority leases a portion of the property from the Santa Margarita Water District. One of the storage garages houses a fire truck and the parking lot is host to the dispatch office for the temporary fire station. Measures will need to be taken so that no interference to emergency communications will occur.

---

**II. REFERENCE:** (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Section 7-9-150 "Discretionary Permits and Procedures"; and Chapter VII B. 4. "Neighborhood Commercial Use Regulations" of the Las Flores Planned Community Development Plan and Supplemental Text.

**III. ENVIRONMENTAL DOCUMENTATION:**

The proposed project is deemed Categorically Exempt, class 3, for the provisions of CEQA per Section 15303 of the CEQA Guidelines. Appendix A contains the required CEQA Finding.

---

**IV. CERTIFICATION:**

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director  
Planning and Development Services Department

By: \_\_\_\_\_

Chad Brown, Section Chief  
CPSD/Site Planning Section

**ATTACHMENTS:**

Appendix A - Findings  
Appendix B - Conditions of Approval

**APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.